



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041
FAX: (319) 286-5130

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE MEETING
May 31, 2016 | 4:00 P.M.
Blairs Ferry Conference Room, City Hall
101 First Street SE
AGENDA

Action/Discussion Items

1. **1010 3rd Street SE**
T.U.S.K., LLC (applicant)
 - Facade review

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Kirsty Sanchez at 319-286-5428 or email k.sanchez@cedar-rapids.org as soon as possible but no later than 48 hours before the event.



Community Development Department
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101 First Street SE
Cedar Rapids, IA 52401
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DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date: May 31, 2016
Applicant: Jamey Stroschine
Owner: T.U.S.K., LLC
Location: 1010 3rd Street SE
Request: Façade Review
Date Application Received: May 25, 2016

EXECUTIVE SUMMARY

The subject property is located at 1010 3rd Street SE and is zoned C-3, Regional Commercial Zone District. The applicant is proposing a complete rehabilitation of the existing building and new construction of approximately 1200 s.f. of retail and 2400 s.f. of office space.

The applicant is seeking recommendations from the Design Review Technical Advisory Committee.

STAFF RECOMMENDATION

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

Standard	Meets Standard			Comments
	Y	N	N/A	
SECTION I: Building Massing, Orientation, & Site Design				
(a) Commercial buildings shall be constructed with a 10 foot maximum setback (including building plinths). New construction should be pedestrian friendly.	X			Project meets this standard.
(b) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the district with care taken to existing buildings on the block.			X	Not applicable to request.
(c) Buildings shall be placed close to streets, drives and other buildings. Pedestrians shall be able to easily travel between buildings on clearly defined pedestrian paths, not parking lot driveways.	X			Project meets this standard.
(d) Service/loading areas should not be located near primary entrances to buildings.	X			Project meets this standard.
(e) Building shall be oriented towards the street with a pedestrian entrance facing the street encouraged.	X			Project meets this standard.
(f) Building scale and massing shall maintain a relationship with adjacent structures to create building street walls along streets, drives and sidewalks where possible. Building massing shall be consistent with the City's Comprehensive Plan, adjacent structures, and the character of the District.	X			Project meets this standard.
(g) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in façade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a façade.			X	Not applicable to request.
(h) Multi-story buildings are encouraged. Single-story commercial buildings shall take adjacent building heights into consideration. These should be constructed with high ceilings or parapet walls to create a greater feeling of enclosure along the street and to compliment horizontal elements of adjacent buildings.	X			Project meets this standard.
(i) Buildings shall hold the corners of intersections where possible to enhance the sense of enclosure and pedestrian-orientation of the commercial area. Building heights at the corners of intersections may exceed those of the surrounding block.			X	Not applicable to request.

Standard	Meets Standard			Comments
	Y	N	N/A	
(j) The required screening of mechanical, loading, trash, and utilities shall complement materials used on the adjacent building. Brick or decorative stone in combination with decorative fencing and landscaping is preferred.			X	Details have not been provided.
(k) Site plans should conform to the Pedestrian Friendly Site Design standards of the Commercial and Office Building Placement Guidelines section of the ordinance.	X			Project meets this standard.
(l) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged. Additional landscaping and architectural elements shall be required for parking lots adjacent to sidewalks to help contribute to an attractive streetscape.	X			Project meets this standard.
(m) Where feasible, parking lots shall be linked between sites to reduce the need for district visitors to drive between adjacent stores and services. Shared parking between parcels is encouraged, and parking should be coordinated and signed appropriately to avoid user confusion.		X		Project does not meet this standard.
SECTION II: Building Design				
(a) Building design and architectural style create and enhance the character of the Czech Bohemia Overlay District for pedestrians and motorists. A range of architectural styles is preferred. However, all buildings should be designed with common elements:				
(i) Open glass storefronts (where retail is provided) or public entrances (other non-residential development) <i>Required for street frontages. Encouraged for interior elevations.</i>	X			Project meets this standard.
(ii) Clearly defined entrances to ground and upper floors (if applicable) <i>Required for street frontages and interior elevations.</i>	X			Project meets this standard.
(iii) Sign bands and awnings incorporated into the design and scale of the buildings <i>Required for street frontages and interior elevations. Encouraged for lot line elevations.</i>	X			Project meets this standard.
(iv) Upper floor windows <i>Required for street frontages and interior elevations.</i>	X			Project meets this standard.

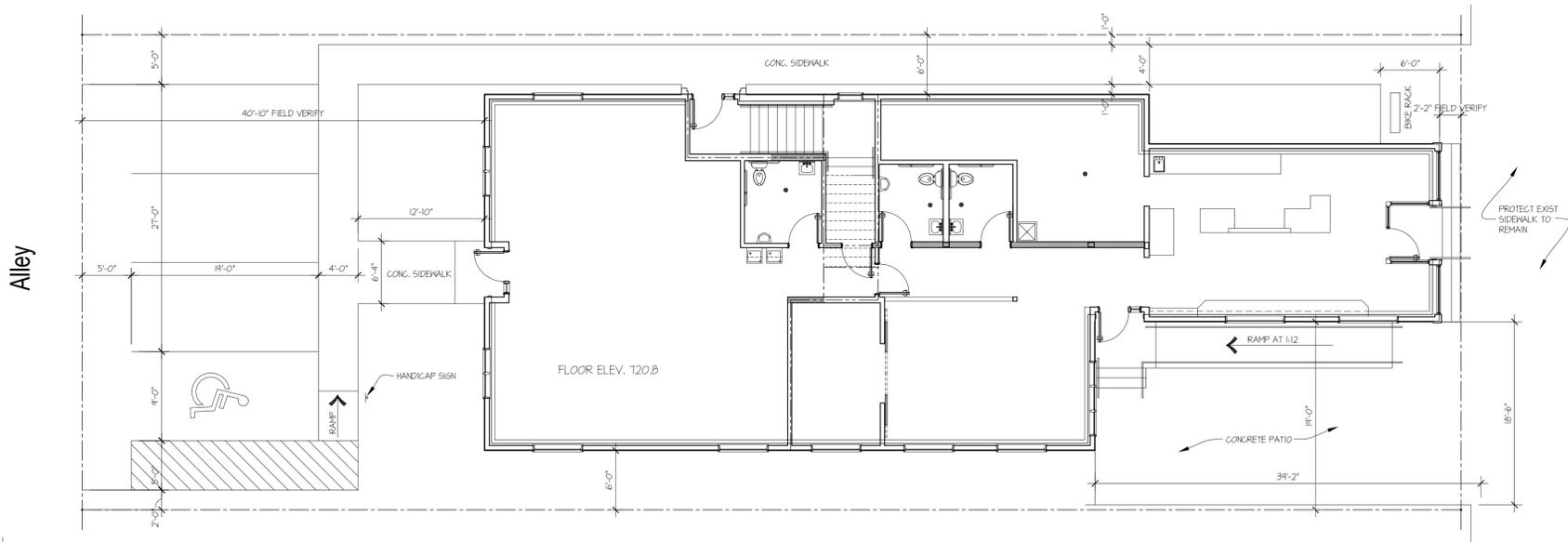
Standard	Meets Standard			Comments
	Y	N	N/A	
<p>(b) Variations in rooflines are encouraged add interest to buildings and reduce the massive scale of large buildings. Buildings which are taller than adjacent structures by more than 1 story should consider the use of upper-floor setbacks, dormers or other architectural features to soften the transition between structures.</p> <p><i>Each site is unique and the use of transitional architectural elements may not be necessary in all cases. Developers are encouraged to consult with adjacent property owners as part of the project development.</i></p> <p><i>Required for street frontages. Encouraged for interior and lot line elevations.</i></p>	X			Project meets this standard.
<p>(c) The top edge of the building shall be defined by a cornice line or similar articulation.</p> <p><i>Required for street frontages and interior elevations.</i></p> <p><i>Encouraged for lot line elevations.</i></p>	X			Project meets this standard.
<p>(d) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block.</p> <p><i>Required for street frontages. Encouraged for interior elevations.</i></p>	X			Project meets this standard.
<p>(e) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.</p> <p><i>Required for street frontages. Encouraged for interior elevations.</i></p>	X			Project meets this standard.
<p>(f) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors around public entrances.</p> <p><i>Required for street frontages and interior elevations.</i></p>	X			Project meets this standard.
<p>(g) Rear building entrances and facades shall be designed in a manner consistent with the front and a side facade, especially when parking is behind buildings.</p> <p><i>Required for interior elevations. Encouraged for lot line elevations.</i></p>	X			Project meets this standard.
<p>(h) Entrances into commercial buildings should not be recessed more than five feet from the exterior building wall.</p> <p><i>Required for street frontages and interior elevations.</i></p>	X			Project meets this standard.

Standard	Meets Standard			Comments
	Y	N	N/A	
<p>(i) Buildings shall primarily be constructed of high-quality materials such as brick, stone, split face block masonry, architectural paneling, and glass. Exterior finish insulation systems (EFIS), stucco and vinyl may be used on upper floors but use should be limited on the ground level. Concrete block, metal or plywood should not be used on building facades or on walls that are visible from streets, driveways, sidewalks or parking areas.</p> <p><i>Required for street frontages and interior elevations.</i> <i>Encouraged for lot line elevations.</i></p>	X			Project meets this standard.
<p>(j) At a minimum 60% of the building elevation dedicated to non-residential uses should be windows, doors, and fenestration.</p> <p><i>Residential elevations may have smaller window sections. To the extent possible street-facing facades should meet this requirement. Windowless walls necessary due to the function of the building should be placed along interior elevations.</i> <i>Required for street frontages. Encouraged for interior elevations.</i></p>	X			Project appears to meet this standard.
SECTION III: Site Furnishings & Landscaping				
<p>(a) Visual continuity within the district is important. Site furnishings and other amenities significantly contribute to the overall image of the district. Site furnishings should be made of quality materials and complement the character of the District. These elements include approved benches, waste receptacles, planters, railings, bollards, bike racks, and tree grates.</p> <p><i>As streetscape projects occur within the Czech Bohemia Overlay District a standardized style of street furnishing may be developed. At this time there are no approved, or preferred bench styles within the district. Projects adjacent to recent streetscape projects are encouraged to mimic the style and type of on-street furnishings with any furnishing provided on-site.</i></p>			X	Not applicable to request.
<p>(b) Site furnishings are encouraged to be provided in pedestrian spaces such as building entrances, along walkways and in pedestrian plazas and seating areas.</p>			X	Not applicable to request.
<p>(c) Fencing shall be constructed of compatible materials that complement adjacent structures. The use of chain link fencing is not permitted within the Overlay District.</p>			X	Not applicable to request.



Site Plan

SCALE: 1/8" = 1'-0"



3rd Street SE

- #### SITE PLAN NOTES
1. ALL NEW SIDEWALKS AND PAVING SHALL NOT EXCEED A MAX. SLOPE OF 1:20.
 2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES AND PROTECT UTILITIES TO REMAIN.
 3. ALL FINISH GRADING TO BE COMPLETED BY CONTRACTOR. CONTRACTOR TO INSTALL ALL NEW PLANT MATERIAL AND SEEDING.
 6. GRADE ALL AREAS AROUND THE BUILDING TO DRAIN WITHOUT PONDING IN DISTURBED AND UNDISTURBED AREAS. MAINTAIN 6 INCHES OF FALL AWAY FROM THE BUILDING IN THE FIRST 10 FEET OF DISTANCE.

BUILDING CODE REVIEW:

2012 IBC

Building size
 Proposed Main Floor 2,848
 Proposed Upper Floor 1,524 sf
 Total Building: 4,372 sf

Square Footage by Occupancy
 A-2 Restaurant (main floor) 1,575 sf
 M Merchandise (main floor) 1,090 sf
 B Business Stair (main floor) 251 sf
 B Business (upper floor) 1,463 sf

Occupancy Classification: Assembly Group A-2
 Mercantile Group M
 Business Group B

Type of Construction: Type V-B

Allowable Height & Area (Table 503): A-2 1 story & 6,000 sf
 M 1 story & 9,000 sf
 B 2 story & 9,000 sf

Occupancy separation (Table 508.4):
 Non-sprinkled 2 hour separation between A-2 and both M and B
 Non-sprinkled no rating required between M and B

Building Elements Fire Rating (Table 601): Type V-B
 No Rating Required

Fire Resistance Rating Requirements for Exterior Walls (Table 602)
 5 <= X <= 10 One hour fire rating required
 10 <= X < 30 No fire rating required

Automatic Sprinkler Systems (Section 903.2.1.2): Group A-2
 Not Required - Fire area does NOT exceed 5,000 sf
 Occupant load less than 100
 Occupancy not located on second floor

Manual Fire Alarm System (Section 907.2.1): Group A
 Not Required - Occupancy less than 300

Occupant Load (Table 1004.1.2):
 Inside Dining area 406 sf at 15 sf per person 27 occupants
 Queuing area 73 sf at 5 sf per person 15 occupants
 Kitchen area 421 sf at 200 sf gross per person 3 occupants
 Total A-2 occupancy 45 occupants (Inside)
 Outside Dining area 330 sf at 15 sf per person 22 occupants
 Total A-2 occupancy 22 occupants (Outside)
 Mercantile area 1,090 sf at 30 sf gross per person
 Main Floor - 37 occupants
 Business area 1,463 sf at 100 sf gross per person
 Second Floor - 15 occupants

Exits (Table 1015.1)
 One exit required from A-2 Restaurant
 One exit required from main floor M Mercantile
 One exit required from second floor B Business

Exit Travel Distance (Table 1016.2):
 Group A - 200 feet in non-sprinkled building
 Group M - 200 feet in non-sprinkled building
 Group B - 200 feet in non-sprinkled building

Interior Finishes (Table 803.9):
 Group A-2 Rooms and Enclosed Spaces Class B
 Group M and B Corridors and exit enclosures Class B
 Rooms and Enclosed Spaces Class C

Plumbing Systems (Table 2902.1)
 Group A-2 (restaurants) 1 fixture per 75 1 required
 Group M 2902.2 Separate facilities not required occupancy <50
 Group B Separate facilities not required occupancy <15

- #### GENERAL NOTES
1. ALL WORK ON THIS PROJECT TO BE BUILT IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES. CONTRACTOR SHALL BRING TO ARCHITECT'S ATTENTION ALL ITEMS REQUIRING INTERPRETATION.
 2. ALL CONTRACTORS ON THIS PROJECT MUST BE REGISTERED WITH THE STATE OF IOWA. GENERAL CONTRACTOR SHALL OBTAIN A COPY OF STATE REGISTRATION AND INSURANCE CERTIFICATES FROM EACH CONTRACTOR AND TRANSMIT TO ARCHITECT PRIOR TO START OF CONSTRUCTION.

SYMBOLS LEGEND:

ROOM	ROOM NAME	ROOM NUMBER	SECTION NUMBER	BUILDING SECTION SHEET NUMBER
(D)	DOOR NUMBER		AA	A.5
(F)	WINDOW TYPE		AA	A.5
(W)	WALL TYPE		AA	A.5
(E-1)	EQUIPMENT TYPE		A	A.5
(F-1)	FURNITURE TYPE		A	A.5
(R)	REVISION		4	(A.5) 2
(C)	COLUMN GRID			
(E)	ELEVATION MARK			
(SD)	SMOKE DETECTOR			
(D)	FLOOR DRAIN			

ABBREVIATIONS:

A/C	AIR CONDITIONING	INSUL	INSULATION
ALUM	ALUMINUM	MFG	MANUFACTURER
BD	BOARD	MAX	MAXIMUM
BSMT	BASEMENT	MIN	MINIMUM
BRG	BEARING	MTL	METAL
BM	BEAM	NTS	NOT TO SCALE
BLK	BLOCK	O.C.	ON CENTER
BLKG	BLOCKING	OPG	OPENING
CLG	CEILING	OI	OVER
CLR	CLEAR	PT	PAINT
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLY	PLYWOOD
CONST	CONSTRUCTION	REC	RECESSED
CONT	CONTINUOUS	REINF	REINFORCED
DIA	DIAMETER	RA	RETURN AIR
DN	DOWN	REQ	REQUIRED
DS	DOWNSPOUT	RO	ROUGH OPENING
DF	DRINKING FOUNTAIN	SHT	SHEET
EA	EACH	SC	SOLID CORE
ELEV	ELEVATION	SPEC	SPECIFICATIONS
EXP	EXPANSION	SUSP	SUSPENDED
EXT	EXTERIOR	TEMP	TEMPERED
FIN	FINISH	T&G	TONGUE AND GROOVE
FLR	FLOOR	TYP	TYPICAL
FTG	FOOTING	VCT	VINYL COMPOSITE TILE
FNDR	FOUNDATION	VERT	VERTICAL
GALV	GALVANIZED	WDW	WINDOW
GYP	GYP SUM	WWF	WELDED WIRE FABRIC
HC	HOLLOW CORE	WI	WITH
HM	HOLLOW METAL	WD	WOOD
HORZ	HORIZONTAL		
HB	HOSE BIBB		

A.D.A. MUST BE COMPLIANT WITH AMERICANS WITH DISABILITIES ACT

REVISION	DATE
1	
2	
3	
DATE OF ISSUE	
5.10.2016	

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SHEET TITLE
 SITE - CODE

A.1

PROJECT NUMBER
 015-05

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the state of Iowa.

Robert W. Peck _____ Date
 Registration number: 05326
 Pages or sheets covered by this seal _____

REVISION	DATE
1	5.10.2016
2	
3	

THE NEW WHITE ELEPHANT BUILDING

3rd St., SE, Cedar Rapids, Iowa

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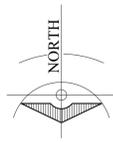
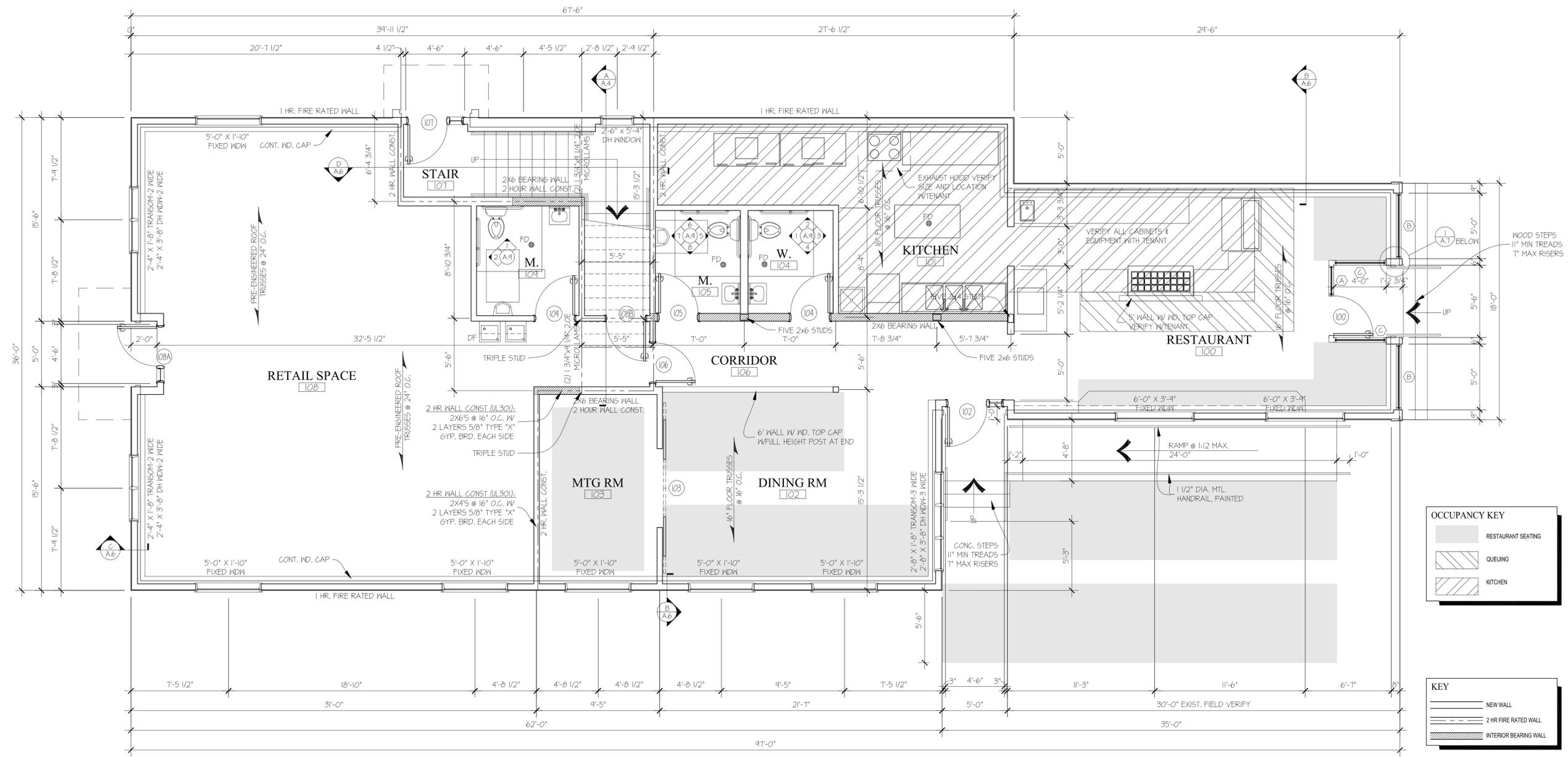


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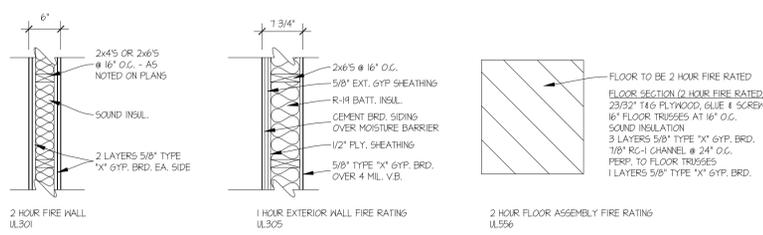
SHEET TITLE
 MAIN FLOOR PLAN

A.2

PROJECT NUMBER
 015-05



Main Floor Plan
 SCALE: 1/4" = 1'-0"

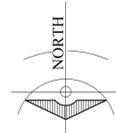
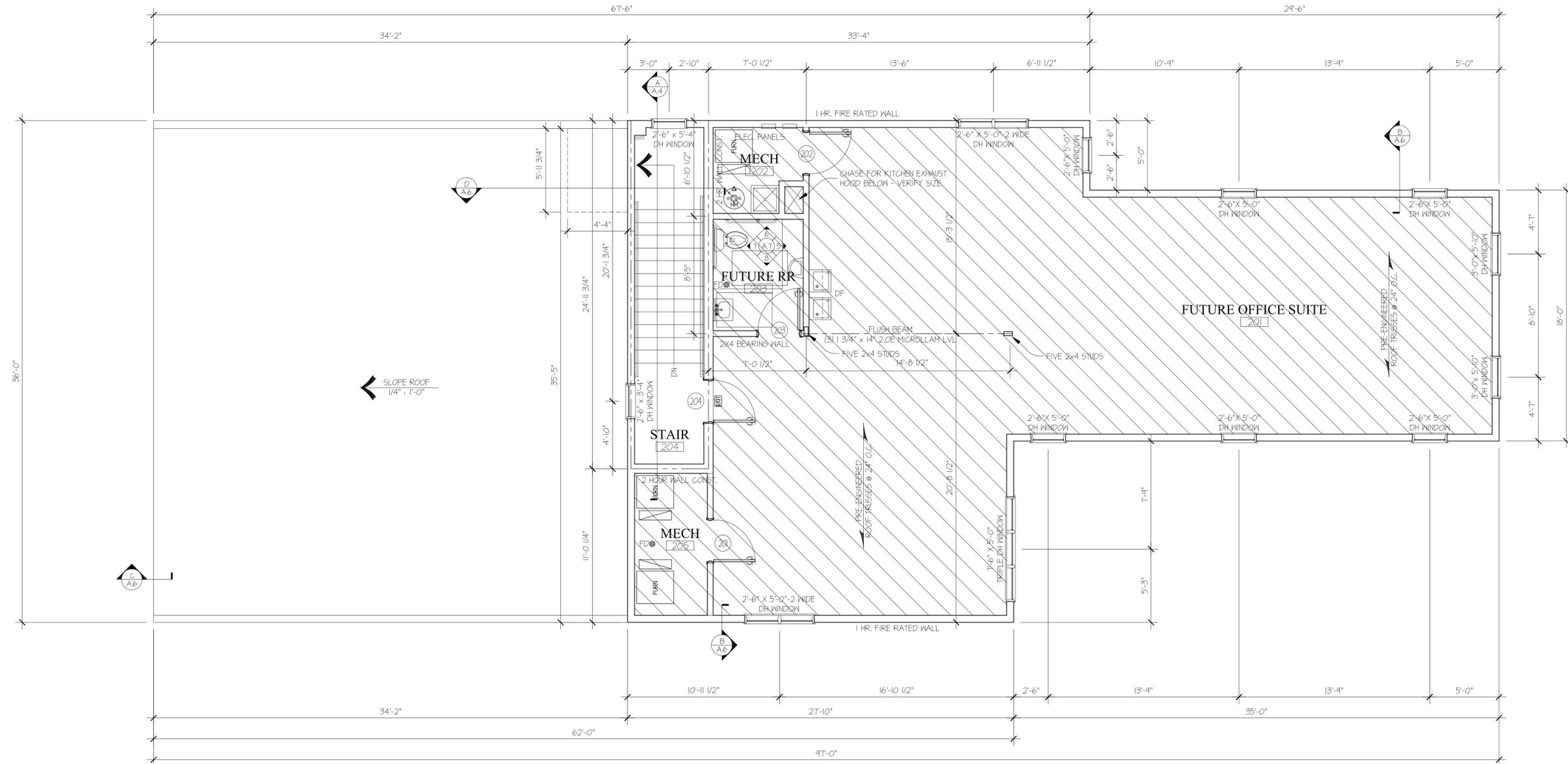


Wall & Floor Assemblies
 SCALE: 3/4" = 1'-0"

- FRAMING NOTES:**
- ROOF TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
 - DO NOT MODIFY ANY TRUSSES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER WHO PROVIDED THE ORIGINAL TRUSS DESIGN.
 - DIMENSION ROOF FRAMING AND ALL BEAMS SHALL BE #2 DOUGLAS FIR OR EQUAL SPECIES. WALL STUDS TO BE STUD GRADE DOUGLAS FIR OR EQUAL SPECIES UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS ARE 2x4S AT 16" O.C. UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2x6S AT 16" O.C. UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR AND INTERIOR BEARING WALL HEADERS ARE 2 - 2x12S UNLESS NOTED OTHERWISE.
 - ROOMS 100, 101, 102, AND 103 CEILING CONSTRUCTION TO BE 7/8" RC-1 CHANNELS @ 24" O.C. ON NEW & EXISTING FLOOR STRUCTURE ABOVE WITH 2 LAYERS 5/8" TYPE 'X' GYP. BRD.

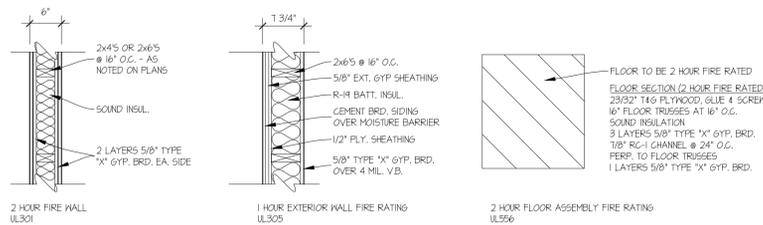
- FLOOR PLAN NOTES:**
- TAKE ALL PRECAUTIONS NECESSARY TO PROTECT HISTORIC PORTIONS OF THE BUILDING DURING THE FULL DURATION OF CONSTRUCTION.
 - ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTERLINE OF WALL OR TO THE MASONRY MODULE UNLESS NOTED OTHERWISE.
 - PROVIDE TEMPERED GLASS IN ALL WINDOWS AND DOORS AS REQUIRED BY CODE.
 - ALL SILL PLATES AND OTHER FRAMING IN CONTACT WITH GRADE OR CONCRETE ARE TO BE TREATED.
 - MOUNT BOTTOM OF MIRRORS IN RESTROOMS AT 40" A.F.F. TO REFLECTIVE SURFACE. MIRROR TO BE FULL WIDTH OF VANITY OR 2'-0" AT LAVATORIES, TOP AT 7'-0" A.F.F.
 - AT PIPE CHASES IN THE EXTERIOR WALL INSULATE BETWEEN PIPE AND EXTERIOR. DO NOT INSULATE WARM SIDE OF PIPE.
 - VERIFY ALL DUCT CHASES WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTING CHASES.
 - PROVIDE REDUCER STRIP AT ALL CHANGES IN FLOORING MATERIAL. CENTER REDUCER STRIP UNDER DOORS.
 - PROVIDE WOOD CAP ON ALL PARTIAL HEIGHT WALLS.

REVISION	DATE
1	4
2	4
3	6
DATE OF ISSUE	
5.10.2016	



Upper Floor Plan

SCALE: 1/4" = 1'-0"



Wall & Floor Assemblies

SCALE: 3/4" = 1'-0"

KEY	
	NEW WALL
	2 HR FIRE RATED WALL
	INTERIOR BEARING WALL

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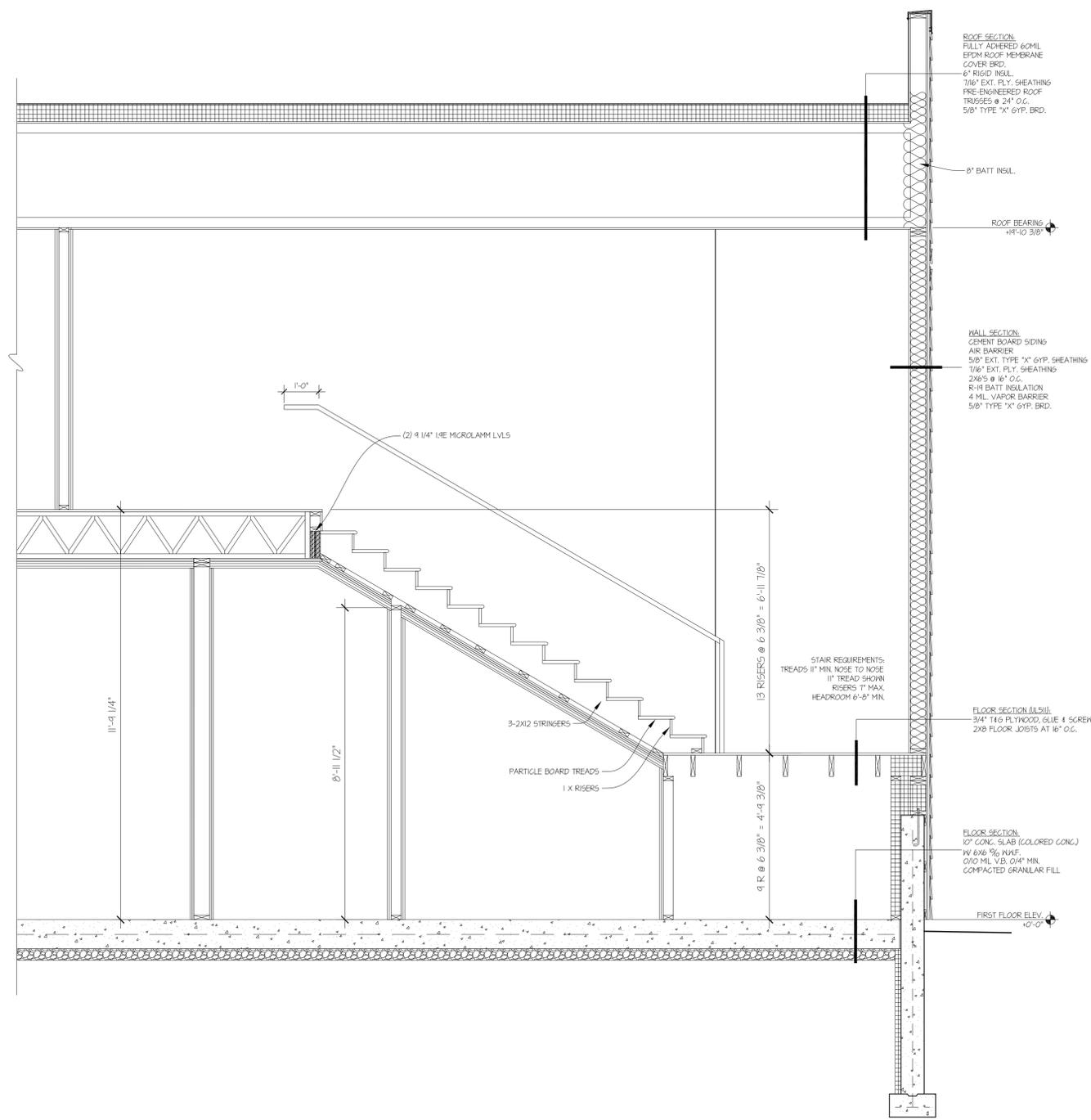
SHEET TITLE
 UPPER FLOOR PLAN

A.3

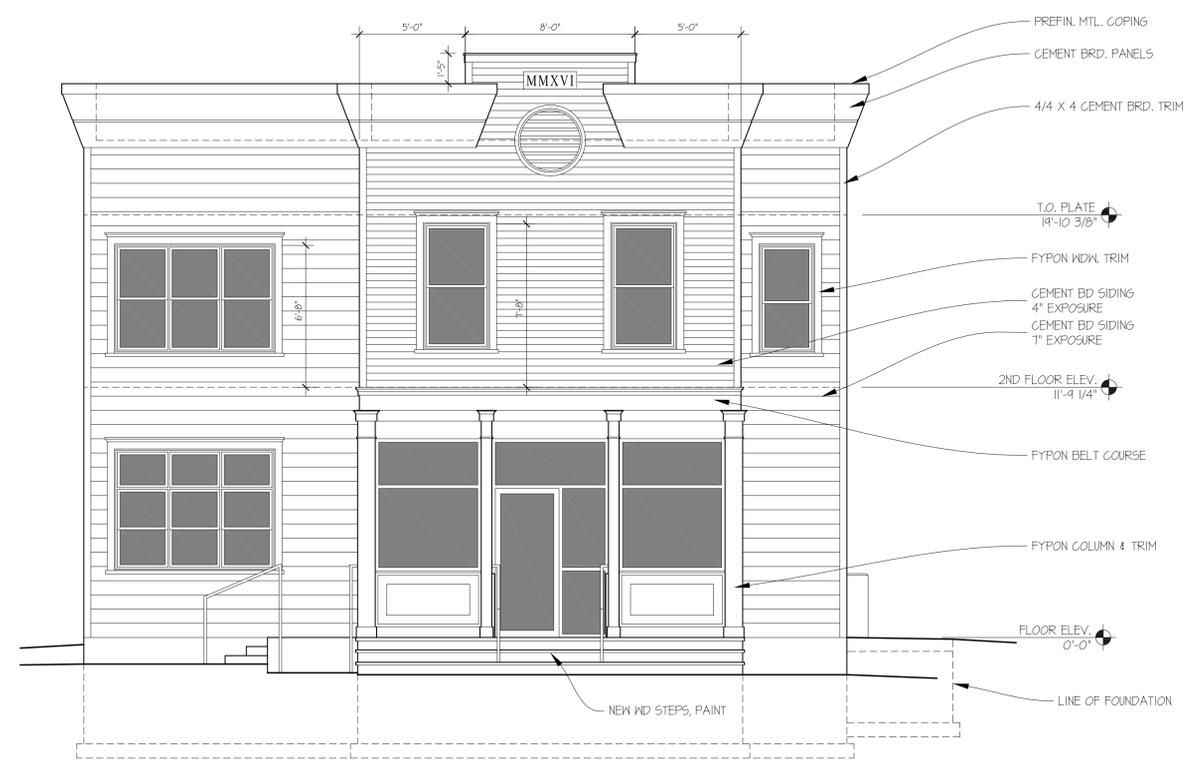
PROJECT NUMBER
 015-05

THE NEW WHITE ELEPHANT BUILDING

78st St., SE, Cedar Rapids, Iowa



A Wall Section
SCALE: 1/2" = 1'-0"



West Elevation
SCALE: 1/4" = 1'-0"



East Elevation
SCALE: 1/4" = 1'-0"

REVISION	DATE
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2	5
3	6

DATE OF ISSUE
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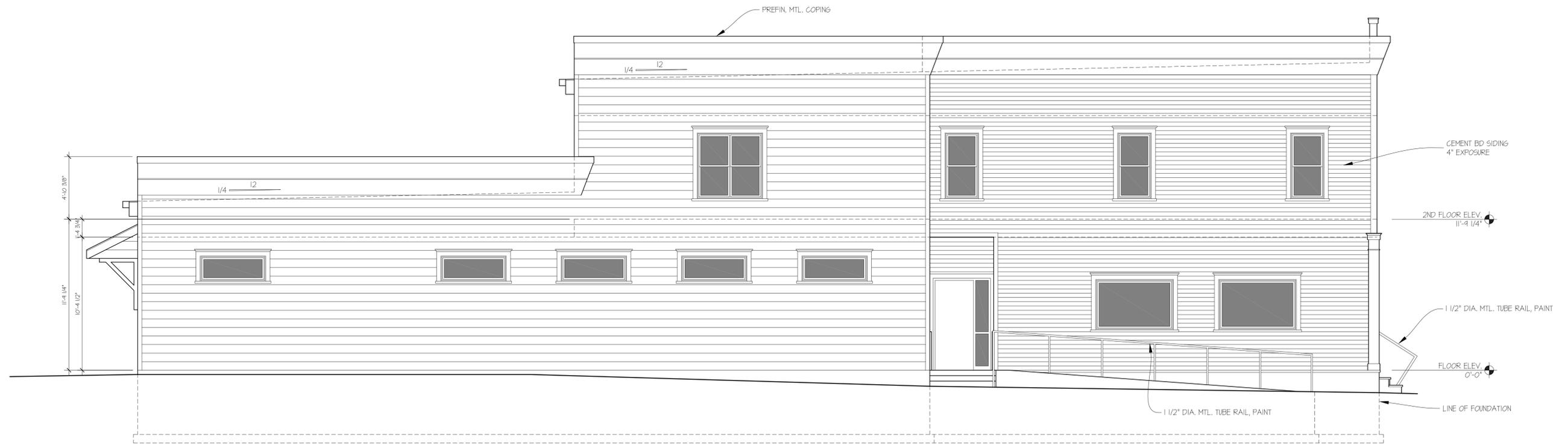
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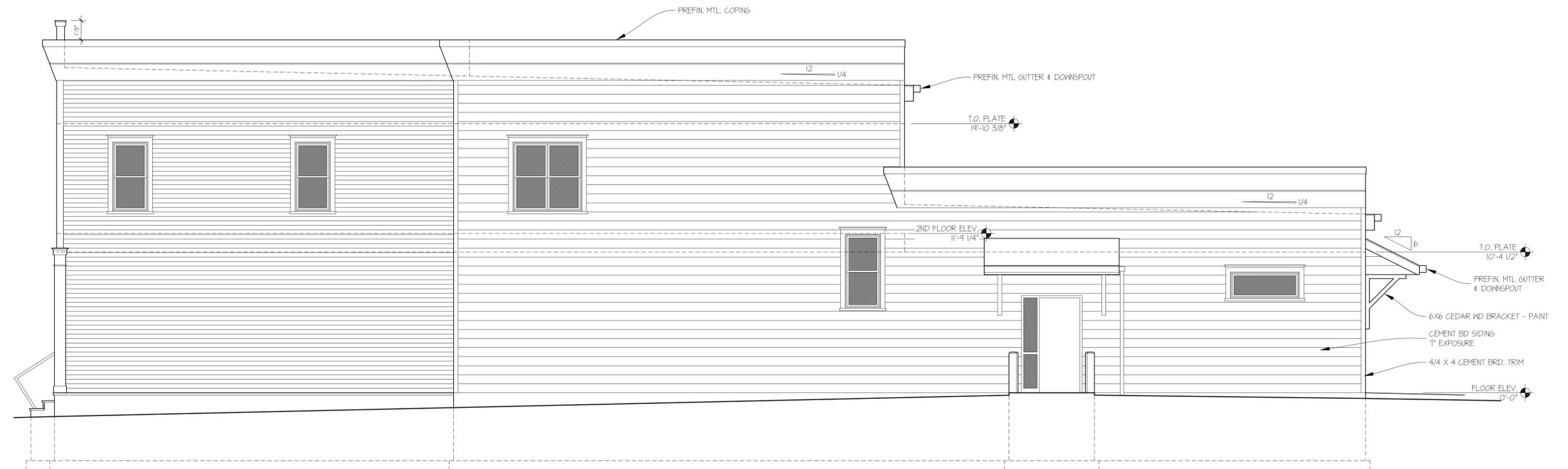
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SHEET TITLE
ELEV-WS-SS

A.4
PROJECT NUMBER
015-05



North Elevation

SCALE: 1/4" = 1'-0"



South Elevation

SCALE: 1/4" = 1'-0"

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THE NEW WHITE ELEPHANT BUILDING
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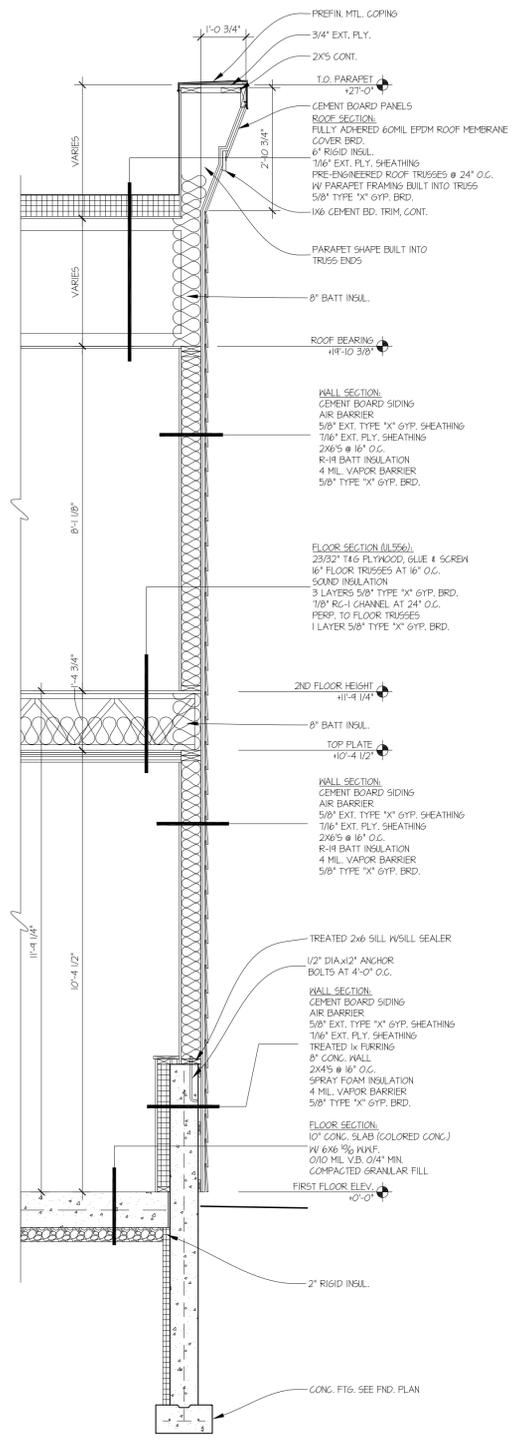
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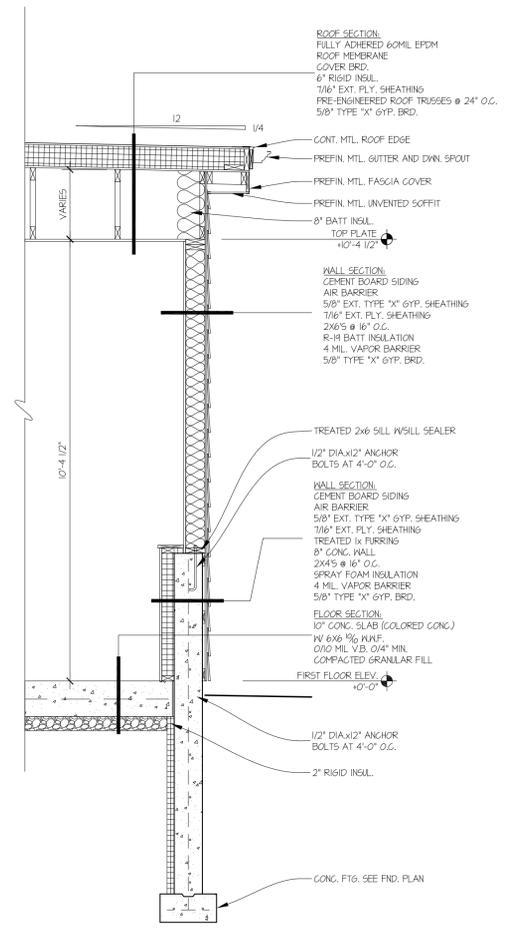
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 SHEET TITLE
 ELEVATIONS

A.5

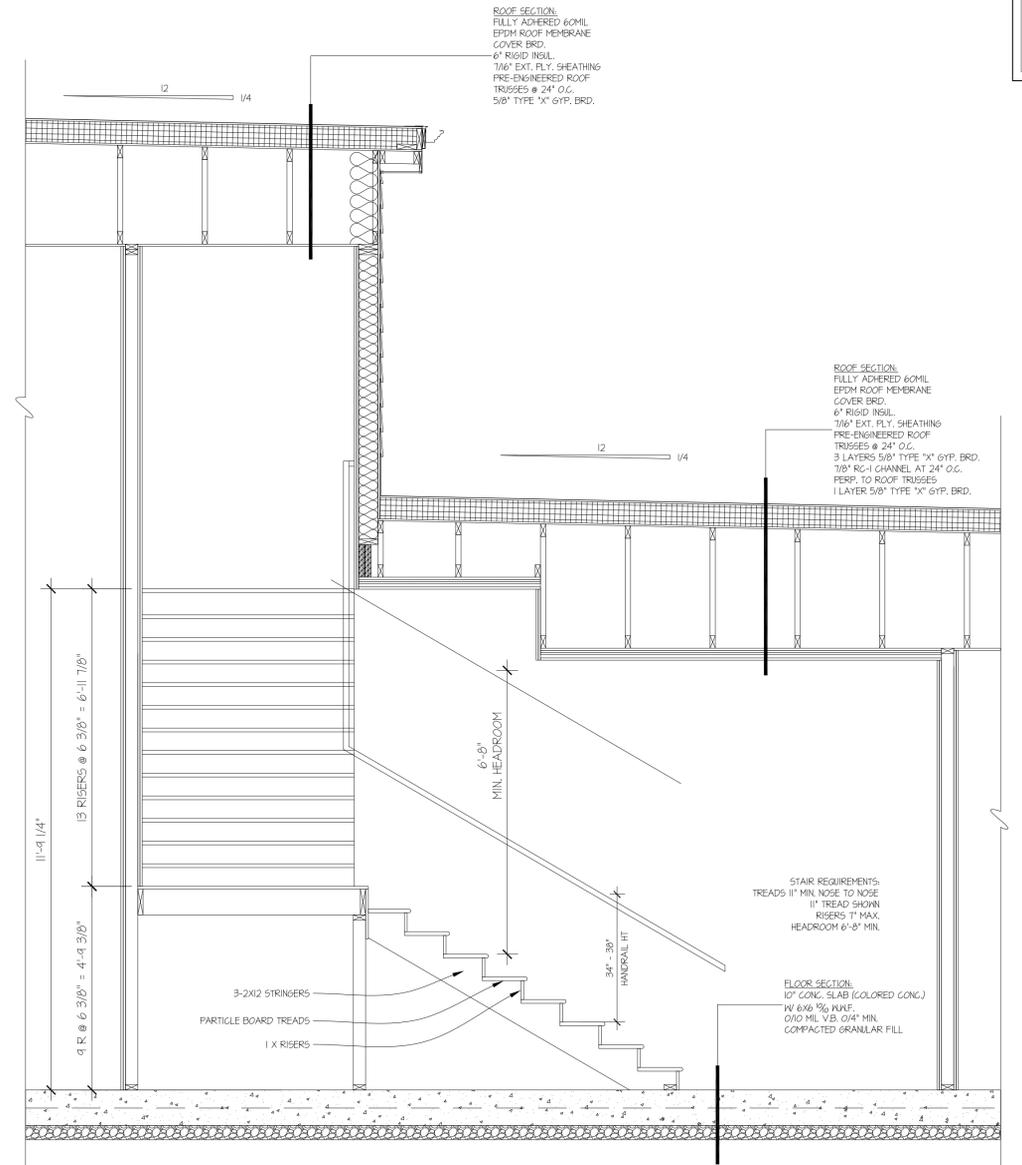
PROJECT NUMBER
 015-05



B Wall Section
SCALE: 1/2" = 1'-0"



C Wall Section
SCALE: 1/2" = 1'-0"



D Stair Section
SCALE: 1/2" = 1'-0"

REVISION	DATE
1	4
2	6
3	6

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SHEET TITLE
WALL SECTIONS

A.6

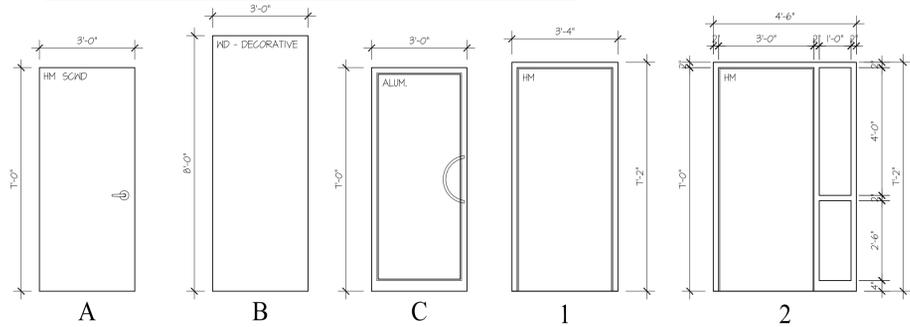
PROJECT NUMBER
015-05

DOOR AND FRAME SCHEDULE																
DOOR NUMBER	DOOR						FRAME						HARDWARE	DOOR & FRAME LABEL	REMARKS	
	SIZE			MAT'L	TYPE	GLASS	MAT'L	TYPE	GLASS			DETAIL				
	W	H	T						IM	HD	SILL					
100	3'-0"	7'-0"	1 3/4"	ALUM	C	TEMP	ALUM	A	TEMP	----	----	----	----	I	----	
102	3'-0"	7'-0"	1 3/4"	IGHM	A	-	GHM	2	----	----	----	----	II	----		
103	FR 3'-0"	8'-0"	2"	SCND	B	-	-	-	-	-	-	-	-	-	----	DECORATIVE SLIDING BARN DOOR TYPE
104	3'-0"	7'-0"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	III	----		
105	3'-0"	7'-0"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	III	----		
106	3'-0"	7'-0"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	IV	90 MIN		
107	3'-0"	7'-0"	1 3/4"	IGHM	A	-	GHM	2	----	----	----	----	II	----		
108A	3'-0"	7'-0"	1 3/4"	IGHM	A	-	GHM	2	----	----	----	----	II	----		
108B	3'-0"	4'-6"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	V	90 MIN		
109	3'-0"	7'-0"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	III	----		
201	3'-0"	7'-0"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	V	20 MIN		
202	3'-0"	7'-0"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	V	20 MIN		
203	3'-0"	7'-0"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	III	----		
204	3'-0"	7'-0"	1 3/4"	SCND	A	-	HM	1	----	----	----	----	IV	90 MIN		

ROOM FINISH SCHEDULE														
ROOM NUMBER	ROOM NAME	FLOOR	BASE	N WALL		E WALL		S WALL		W WALL		CEILING		
				MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	HGT
FIRST FLOOR														
100	RESTAURANT	SEALED CONC	IND	GYP BD	PAINT	GYP BD	PAINT	-						
101	KITCHEN	SEALED CONC	IND	GYP BD	E PAINT	GYP BD	E PAINT	-						
102	DINING ROOM	SEALED CONC	IND	GYP BD	PAINT	GYP BD	PAINT	-						
103	MEETING ROOM	SEALED CONC	IND	GYP BD	PAINT	GYP BD	PAINT	-						
104	WOMEN	SEALED CONC	IND	GYP BD	E PAINT	GYP BD	E PAINT	-						
105	MEN	SEALED CONC	IND	GYP BD	E PAINT	GYP BD	E PAINT	-						
106	CORRIDOR	SEALED CONC	IND	GYP BD	PAINT	GYP BD	PAINT	-						
107	STAIR	VINYL TREADS	IND	GYP BD	PAINT	GYP BD	PAINT	-						
108	RETAIL SPACE	SEALED CONC	IND	GYP BD	PAINT	GYP BD	PAINT	-						
109	UNISEX RESTROOM	SEALED CONC	IND	GYP BD	E PAINT	GYP BD	E PAINT	-						
SECOND FLOOR														
201	FUTURE OFFICE SUITE	-	-	GYP BD	PAINT	GYP BD	PAINT	-						
202	MECHANICAL	-	-	GYP BD	PAINT	GYP BD	PAINT	-						
203	FUTURE UNISEX RESTROOM	-	-	GYP BD	E PAINT	GYP BD	E PAINT	-						
204	STAIR	VINYL TREADS	IND	GYP BD	PAINT	GYP BD	PAINT	-						
205	MECHANICAL	-	-	GYP BD	PAINT	GYP BD	PAINT	-						

DOOR NOTES:
 1. INSULATED DOORS SHALL HAVE POLY STYRENE OR POLYURETHANE CORE WITH MIN. R-4.
 2. HOLLOW METAL DOORS AND FRAMES SHALL HAVE BAKED PRIMER FINISH AND BE PRIMED READY FOR FINISHING.
 3. TOP AND BOTTOM EDGES OF DOORS SHALL HAVE INVERTED STEEL CHANNEL CLOSURE. ALL JOINTS SHALL BE WATERTIGHT.
 4. DOORS SHALL BE REINFORCED AT ALL HARDWARE LOCATIONS.

ABBREVIATIONS			
ACT	3/4" ACOUSTICAL CEILING TILE	HM	HOLLOW METAL
CONC	CONCRETE	IGHM	INSULATED GALVANIZED HOLLOW METAL DOOR
CPT	CARPET	OH	OVERHEAD GARAGE DOOR
E PAINT	EPOXY PAINT	FLYND	PLYWOOD
FRP	1/4" FIBERGLASS REINFORCED PLASTIC	OZT	24" X 24" QUARTZ TILE
GYP BD	5/8" TYPE X GYPSUM BOARD	RFD	ROLLING FIRE DOOR
		RHM	REINFORCED HOLLOW METAL
		SCND	SOLID CORE WOOD DOOR
		STN	STAIN
		TEMP	TEMPERED GLASS
		VB	VINYL BASE
		WD	WOOD

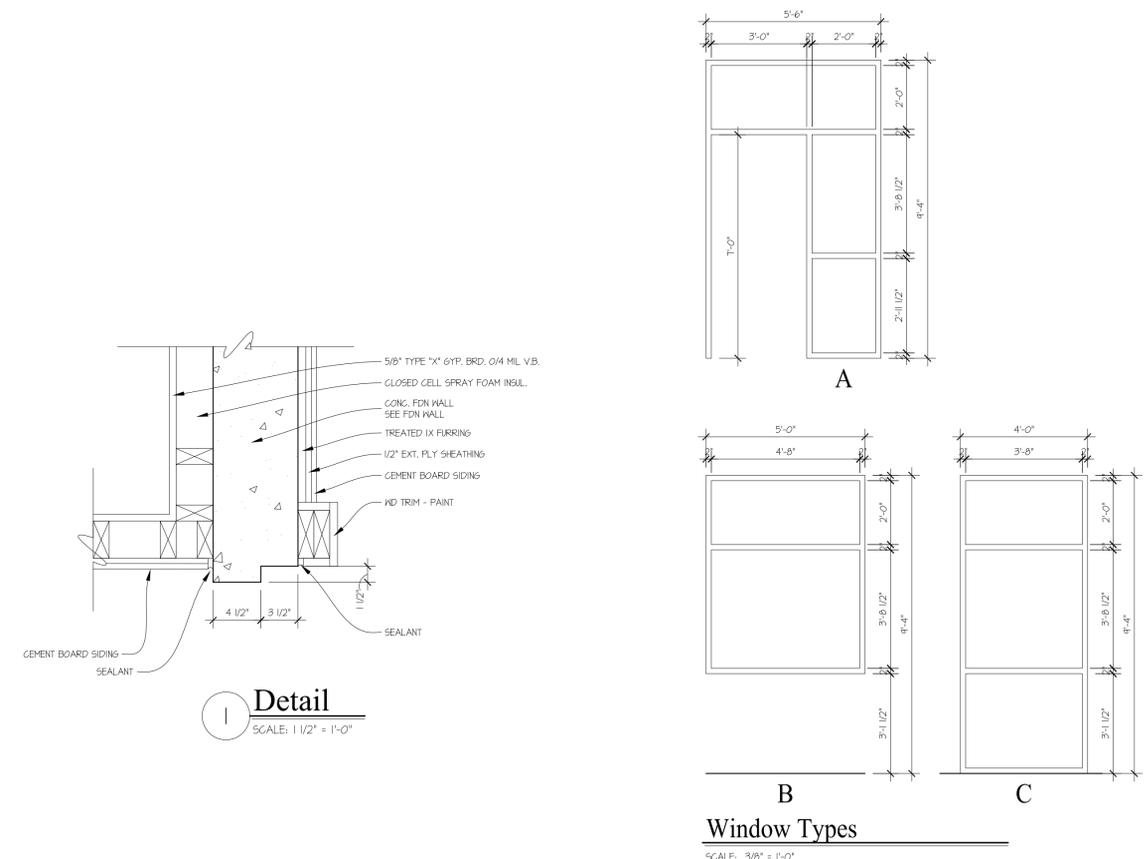


Door Types
SCALE: 3/8" = 1'-0"

Frame Types
SCALE: 3/8" = 1'-0"

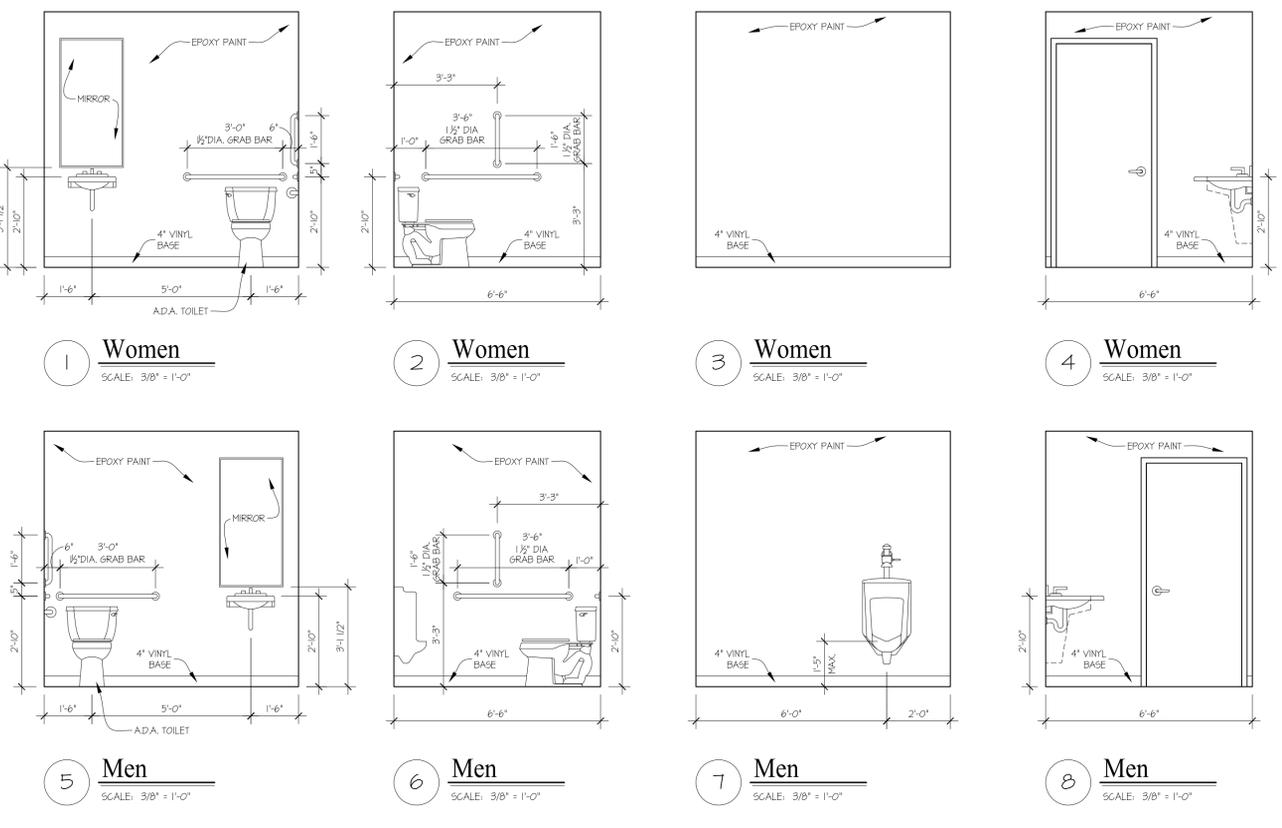
HARDWARE GROUPS:

- Hardware Group I Door # 100**
3070 Aluminum Door and Frame
Panic device - rim type
Closer
Threshold
Weather stripping
- Hardware Group II Door #s 102, 107 and 108A**
3070 Insulated Galvanized Hollow Metal Door and Frame
Entrance function lock with lever handle
Closer
Threshold
Weather stripping
- Hardware Group III Door #s 104, 105, 109 and 203**
3070 Solid Core Wood Door and Hollow Metal Frame
Privacy function lock with lever handle
Kick plate 8x32
- Hardware Group IV Door # 106 and 204**
3070 Solid Core Wood Door and Hollow Metal Frame
Entrance function lock with lever handle
Closer
Smoke Seal
- Hardware Group V Door #s 108B, 201 and 202**
3070 Solid Core Wood Door and Hollow Metal Frame
Storage function lock with lever handle
Closer
Smoke Seal



Window Types
SCALE: 3/8" = 1'-0"

Detail
SCALE: 1/2" = 1'-0"



1 Women
SCALE: 3/8" = 1'-0"

2 Women
SCALE: 3/8" = 1'-0"

3 Women
SCALE: 3/8" = 1'-0"

4 Women
SCALE: 3/8" = 1'-0"

5 Men
SCALE: 3/8" = 1'-0"

6 Men
SCALE: 3/8" = 1'-0"

7 Men
SCALE: 3/8" = 1'-0"

8 Men
SCALE: 3/8" = 1'-0"

0 - Design Parameters and Governing Codes

0.1 Design Basis:
Governing Building Code: 2015 IBC
City of Cedar Rapids, Iowa
Load Specification: ASCE 7-10 (With IBC Amendments)

0.1.1 Material Codes (with IBC Amendments):

Concrete: ACI 318-11, ACI 301-10, ACI 308R-10, ACI 308R-10
Structural Steel: AISC 341-10, AISC 360-10, AISC 303-10

0.1.2 Special Structural Inspections:

Special Structural Inspection items as required by Chapter 17 of the IBC; Jurisdiction Having Authority may amend, waive, or define required Special Structural Inspections.

0.1.2.1 Structural Steel shall comply with AISC 360 Quality Assurance Requirements

0.1.2.1.1 Bolts indicated to be fully tightened
0.1.2.1.2 Field welding of structural members

0.1.2.2 Steel Construction (other than Structural Steel) shall comply with IBC Section 1705.2 and Table 1705.2.2

0.1.2.3 Concrete Construction shall comply with IBC Section 1705.3 and Table 1705.3

0.1.2.3.1 Verification of steel reinforcing bars placement, size, quantity in structural members

0.1.2.3.2 Placement of concrete in reinforced structural members
0.1.2.3.3 Installation of post-installed anchors

0.1.2.4 Masonry Construction shall comply with ACI 530 Quality Assurance Requirements

0.1.2.4.1 Verification of steel reinforcing bars placement, size, quantity
0.1.2.4.2 Placement of grout in reinforced structural masonry walls

0.1.2.5 Wood Construction shall comply with IBC Section 1705.5

0.1.2.5.1 High-Load Diaphragm (IBC 1705.5.1)
0.1.2.5.2 Metal-Plate-Connected Wood Trusses spanning 60' or greater (IBC 1705.5.2)

0.1.2.6 Soil Verification shall comply with IBC Section 1705.6 and Table 1705.6

0.1.2.7 Deep Foundations shall comply with IBC Sections 1705.6-1705.9 and Tables 1705.7 and 1705.8

0.1.2.8 Wind Resistance shall comply with IBC Section 1705.10

0.1.2.9 Seismic Resistance shall comply with IBC Section 1705.11

0.2 Design Loads:

0.2.1 Roof Loads: N/A

0.2.2 Floor Loads: N/A

0.2.2 Mezzanine Loads: N/A

0.2.3 Wind Loads: N/A

0.2.4 Earthquake Loads: N/A

0.2.5 Geotechnical Information:

Design Load Allowable Bearing Capacity: 1500 PSF Per IBC Table 1806.2; Yes/ No
Geotechnical Report: N/A
Site Frost Depth: 42 IN

0.2.6 Flood Design Data:

Structure Located in Flood Hazard Area: Yes/ No

Elevation of Proposed Lowest Floor: SEE ARCHITECTURAL AND CIVIL DRAWINGS
Elevation to Which Nonresidential Building Will Be Dry Flood Proofed: YES
Elevation of the Lowest Horizontal Structural Member (High-Velocity Wave Action Only): SEE ARCHITECTURAL AND CIVIL DRAWINGS

0.2.7 Special Loads:

0.2.7.1 Handrail and Guardrail Systems

Uniform Live Load: 50 PLF
Concentrated Live Load: 200 LBS
Intermediate Rail Live Load: 50 LBS Applied Over 1 sq. ft. of Area

0.4 General Notes:

0.4.1 Refer to architectural plans for location of non-bearing partition walls, door and window locations, and dimensions not shown on the structural plans.

0.4.2 Elevations indicated on Structural Plans/Details are to the TOP of beams, footings, slabs, etc., U.N.O.

0.4.3 Building drainage, insulation, flashing, vapor/moisture protection, fireproofing, and other non-structural components are not shown on the structural plans. Refer to the architectural/mechanical drawings and specifications for requirements.

0.4.4 All sections, details and notes shown on the structural drawings are intended to be typical and shall apply to similar situations U.N.O.

0.4.5 The structural integrity of the building shown on these plans is dependent upon completion according to the Contract Documents. It is the Contractor's responsibility to furnish all temporary bracing and/or shoring support required as a result of construction methods and sequences.

0.4.6 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.

0.4.7 DO NOT scale dimensions from the plans, sections, or details.

0.4.8 Any omissions or conflicts between the various elements of the drawings and/or specifications shall be brought to the attention of the Architect/Engineer and resolved before proceeding with any work involved.

0.4.9 The Structural Engineer of Record is responsible for the strength and stability of the primary structure in its completed form. The Contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the Contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly. The Contractor, at his discretion, shall employ his own specially Structural Engineer having experience in temporary bracing and shoring.

0.4.10 The Contractor is responsible for the means and the methods of construction and for job site conditions, including safety of all persons and property, during the course of construction of the project. Contractor to follow all job site safety standards, such as OSHA.

0.4.11 DO NOT cut or modify in any other way any structural member for placement of pipes, ducts, etc.

0.4.12 Any differences in dimensions between structural plans and architectural plans shall be brought to the attention of the Architect/Engineer immediately.

0.4.13 All holes through existing construction shall be core drilled or saw cut and approved by the Structural Engineer of Record.

1 - Soil and Geotechnical Notes

1.1 Foundation design bearing pressures are based upon geotechnical report (if available) as indicated in Section 0.2.5.

1.2 Select Structural Engineering recommends soil conditions be verified by qualified Geotechnical Engineer prior to footing placement.

1.3 Foundations shall bear on suitable native soils or compacted structural fill extending to suitable native soils as determined by the Geotechnical Engineer.

1.4 Existing unsuitable fill material encountered below floor slabs and foundations, as determined by the Geotechnical Engineer, shall be removed and replaced with properly placed and compacted structural fill material.

1.5 Excavations shall be free of water, frost, ice, loose soil, and other deleterious materials prior to concrete placement. Any unsuitable material is to be removed and replaced with compacted structural fill material.

1.6 Any fill material required to bring the subgrade to bearing elevation is to be tested and approved by the Geotechnical Engineer prior to placement. Fill material shall be placed in lifts not to exceed eight (8) inches in thickness when heavy, self-propelled compaction equipment is utilized, six (6) inches in thickness when hand-held compaction equipment is utilized.

1.6.1 Fill material shall be compacted as determined by the Geotechnical Engineer and soils report, or:

Under Slabs: Material should be compacted to at least 95% of its maximum Standard Proctor Dry Density (ASTM D-698).

Under Footings: Material should be compacted to at least 98% of its maximum Standard Proctor Dry Density (ASTM D-698).

The higher degree of fill compaction below footings shall extend laterally beyond the exterior edges of the element at least eight (8) inches per foot of thickness below the element's base elevation.

1.7 The Contractor is responsible to locate, verify and mark the location of underground utilities prior to excavation for footings/foundations.

2 - Concrete Notes

2.1 Except where modified by these Plans and Specifications, all concrete work shall conform to the requirements of the material codes listed in Section 0.1.1.

2.2 Reinforcing is to be detailed in accordance with ACI 315-99, "Manual of Standard Practice for Detailing Reinforced Concrete Structures."

2.3 Concrete shall be Type III, Conforming to ASTM C150, and have 28 Day Compressive Strengths as follows U.N.O.:

Table with 2 columns: Footings, Foundation Walls, Piers, Slabs-on-Grade, Beams, Slabs Over Steel Deck; 3000 PSI, 3000 PSI, 4000 PSI, 3000 PSI, 3000 PSI

2.4 Concrete aggregates shall conform to ASTM C33 for normal weight concrete mixes.

2.5 Concrete reinforcing steel shall be in accordance with the following standards:

Table with 2 columns: Reinforcing Bars, Welded Wire Fabric, Rebar to be Welded; ASTM A615, Grade 60, ASTM A1064, ASTM A706, Grade 60

2.6 Lap-splices shall be Class B U.N.O. and the following lap schedule shall apply:

Table with 2 columns: #3 Rebar, #4 Rebar, #5 Rebar, #6 Rebar, #7 Rebar, #8 Rebar, Welded Wire Fabric; 12 inches, 17 inches, 21 inches, 25 inches, 36 inches, 41 inches, 4 inches

2.7 Welded Wire Fabric may be replaced with Fiber Reinforcing, subject to approval by the Structural Engineer of Record.

2.8 Standard Hooks shall be provided as noted and conform to typical details.

2.9 Maintain the minimum concrete coverage for reinforcing as indicated, U.N.O., on the drawings.

Concrete cast directly against earth: 3 inches

Concrete exposed to earth or weather: Bars #6 and larger: 2 inches; Bars #5 and smaller: 1-1/2 inches

Concrete not exposed to weather or in contact with ground:

Slabs, Walls, Joints: Bars #11 and smaller: 3/4"

Beams and Columns: Primary Bars, Ties, and Stirrups: 1-1/2"

Place reinforcing bars as near to the surface as these minimums permit, U.N.O.

2.10 Provide 4'-0" long #5 bar, at 45 degrees to main reinforcing at corners of openings and reentrant corners of slabs (U.N.O.).

2.11 Shift reinforcing to clear anchor bolts and embedded items, cutting of reinforcing bars is not permitted.

2.12 Reinforcing shall run continuous through construction joints U.N.O.

2.13 Vertical construction joints in walls shall have keyways 1-1/2 inches deep by one third the wall thickness.

2.14 Provide horizontal reinforcing continuous around all corners unless shown otherwise. Provide corner bars with 48 bar diameter length lap splice at all intersections of footings, and walls, same size and spacing as horizontal reinforcing, U.N.O.

2.15 Maximum spacing between construction/control joints at foundation walls shall not exceed 60 feet. All horizontal reinforcing shall run continuous through joints.

2.16 Contraction joints shall be provided by the contractor in slabs on grade at a maximum spacing of 15'-0" OC.

2.17 Hot weather concrete operations shall be in accordance with ACI 305. Cold weather concrete operations shall be in accordance with ACI 306.

2.17 Air entrainment shall be employed to reach 5-7% total air content in concrete used for exterior construction.

2.18 All lintels and beams bearing on concrete shall have a minimum bearing length of 8', U.N.O.

2.20 Fly ash in conformance with ASTM C618 may be used to replace up to 25% of the required cementitious material.

2.21 Admixtures are permitted as follows, subject to approval by the Structural Engineer of Record:

Table with 2 columns: Water Reducing, Flowing Agents, Air-Entraining; ASTM C494, ASTM C1017, ASTM C260

2.22 Chloride based accelerators are not permitted without approval from the Structural Engineer of Record.

6 - Anchorage, Fasteners, Welding, and Other Connecting Mediums

6.1 Cast-In-Place Concrete Anchors shall be 3/4" diameter ASTM F1554 Grade 55 anchors or ASTM A193 Grade B7 (U.N.O.). Applicable anchor types and installation requirements shall be per the typical concrete anchorage detail.

6.2 Post Installed Concrete Anchors shall conform to the requirements of Appendix D of ACI 318. Wedge/Sleeve Bolts, Undercut Bolts, Epoxy/Adhesive Anchors, and Screw Anchors are permissible in accordance with the typical concrete anchorage detail where explicit anchors are not specified on the plans or details.

6.3 Masonry Anchorage shall be as noted on plans and details, and shall conform to ASTM A307 Grade A (U.N.O.).

6.4 Structural Steel Studs, Bolts, Nuts, and Washers shall be 3/4" diameter (U.N.O.) and conform to the following material grades:

Table with 2 columns: Heavy-Hex Structural Bolt, Structural Nuts, Structural Washers, Steel Headed Stud Anchors, C.I.P. Anchor Bolts, Clevises and Turnbuckles, Eye Nuts and Eye Bolts, Threaded Rod; ASTM A325 or ASTM 490 (as noted), ASTM A563, ASTM F436, ASTM A108, ASTM F1554, ASTM A193 B7, ASTM A29, GR 1025, ASTM A29, GR 1030, ASTM A307, ASTM A36

Tension Control Indicating Hardware for Pre-Tensioned and Slip Critical connections:

Table with 2 columns: Twist-Off Type Bolts, Compressible-Washer; ASTM F1852, ASTM F959

6.5 Self Tapping Steel Screws shall conform to ASTM C1513. Tek's ® screws specified in plans and details shall be provided by ITW Builders. Substitution of Tek's ® is permitted when Contractor supplies documentation indicating load capacities of replacement is equal or greater than the originally specified hardware AND with prior approval by the Structural Engineer of Record.

6.6 Powder-Actuated Fasteners shall be provided per plans and details. Pins specified on plans are Hilti X-U, Hilti X-HSN24, or Hilti X-ENP19 (U.N.O.). Steel deck fastening shall be Hilti X-HSN24 when attached to bar joist with a metal thickness not exceeding 3/8"; Hilti X-ENP19 shall be used for base material thicknesses exceeding 3/8". Deck slatlap connectors shall be Hilti SLC fasteners, U.N.O.

6.7 Wood Fasteners shall conform to the following:

6.7.1 Steel Nail Fasteners shall conform to ASTM F1667. Where nail penny weight designation is used on plans and details the following minimum dimensions shall be met for an alternative fastener to be deemed equivalent.

Typical Pennyweight Nail Properties

Table with 6 columns: Type, Pennyweight, Common Length, Diameter, Box Length, Diameter, Sinker Length, Diameter

6.7.2 Standard Wood Screws shall conform to ANSISASME B18.6.1.

6.7.3 Standard Hex Lag Screws shall conform to ANSISASME B18.2.1.

6.7.4 Standard Dowels (Bolts) and Nuts shall conform to ANSISASME B18.2.1. Standard Cut Washers shall conform to ANSISASME B18.22.1.

6.8 Wood Structural Connectors (including joint hangers, hold downs, ties, straps, clips, etc) shall be provided as specified on the plans and details. Substitution of the brand and type of connector is permitted when the Contractor provides documentation indicating load capacities of replacement is equal or greater than the originally specified hardware AND with prior approval by the Structural Engineer of Record.

6.9 All welding shall conform to the Latest A.W.S. Specifications. Arc-welding shall utilize E70xx electrodes.

6.10 Light Gauge Structural Connectors (including clips, hangers, bracing, hold downs, straps, shear boots, etc) shall be provided as specified on the plans and details. Connectors will be specified from one manufacturer Clark/Diehl, TSN, Simpson Strong-Tie, etc; however, substitutions are permitted when the Contractor provides documentation indicating load capacities of replacements are equal or greater than the originally specified hardware AND with prior approval by the Structural Engineer of Record.

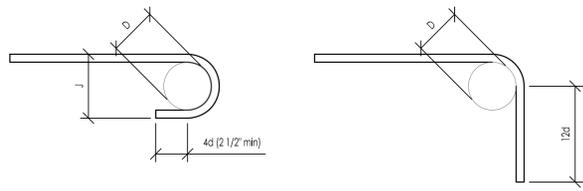
SELECT STRUCTURAL ENGINEERING, INC.
512 MULBERRY ST.
WATERLOO, IA 50703
319-287-9062

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

Table with 3 columns: #, DATE, BY, DESCRIPTION

WHITE ELEPHANT ADDITION AND RESTORATION
1010 3RD STREET SE
CEDAR RAPIDS, IOWA
DESIGN DYNAMICS, INC.
SHEET TITLE: GENERAL NOTES
PAGE NO: S-001

Professional Engineer Seal for Matthew D. Miller, License 16957, State of Iowa. Includes a certification statement and signature.

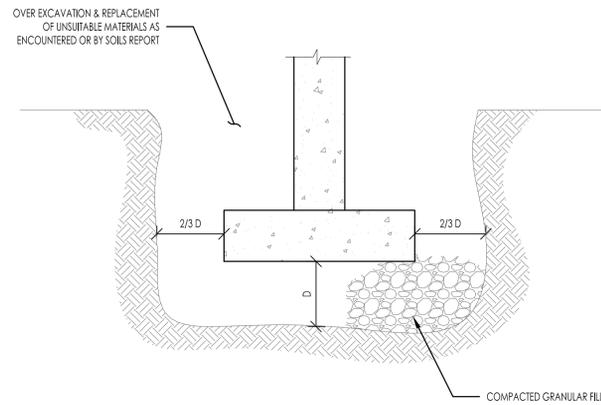


180° STANDARD HOOK

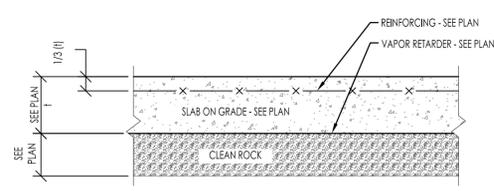
90° STANDARD HOOK

BAR SIZE	D	J	BAR SIZE	D	J
#3	3/8"	3"	#9	1 1/4"	11-3/4"
#4	1/2"	4"	#10	1 3/8"	13-1/4"
#5	5/8"	5"	#11	1 1/2"	14-3/4"
#6	3/4"	6"	#14	1 3/4"	21-3/4"
#7	7/8"	7"	#18	2 1/4"	28-1/2"
#8	1"	8"			

1 STANDARD CONCRETE REINFORCING HOOKS
NTS

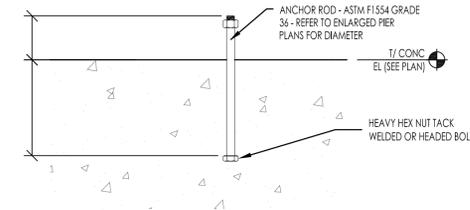


5 TYPICAL OVER-EXCAVATION AND BACKFILL
REFERENCE N.T.S

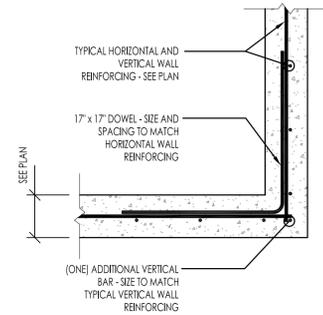


2 TYPICAL SLAB ON GRADE SECTION
Scale: 1" = 1'-0"

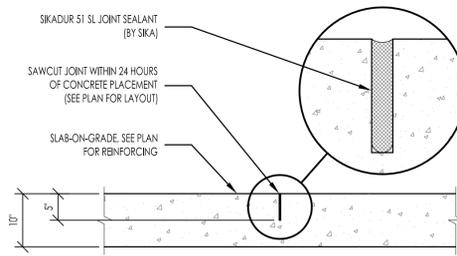
REFER TO SECTIONS FOR MINIMUM PROJECTION
1/2" DIA. 8 OULS



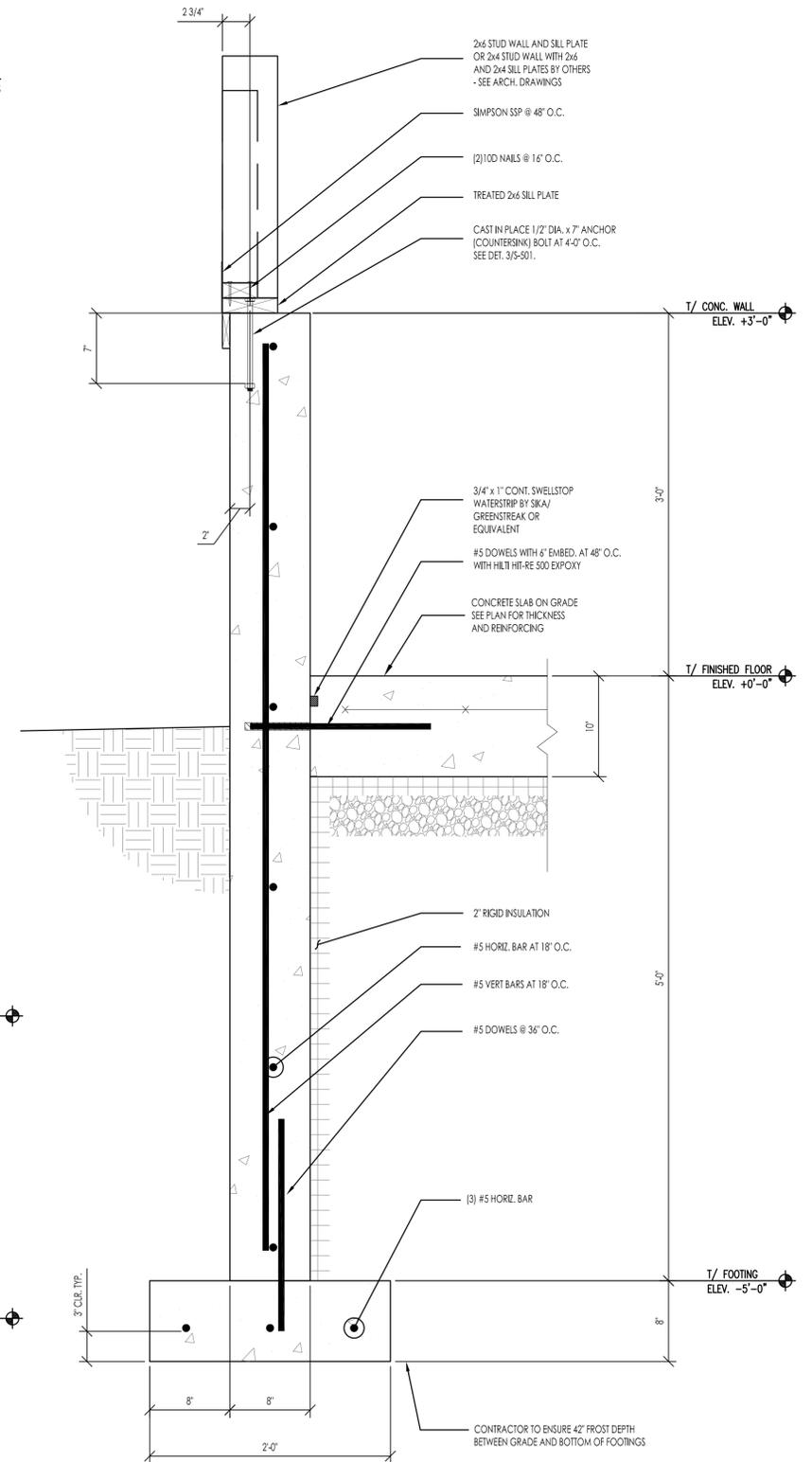
3 TYPICAL ANCHOR ROD
Scale: 1 1/2" = 1'-0"



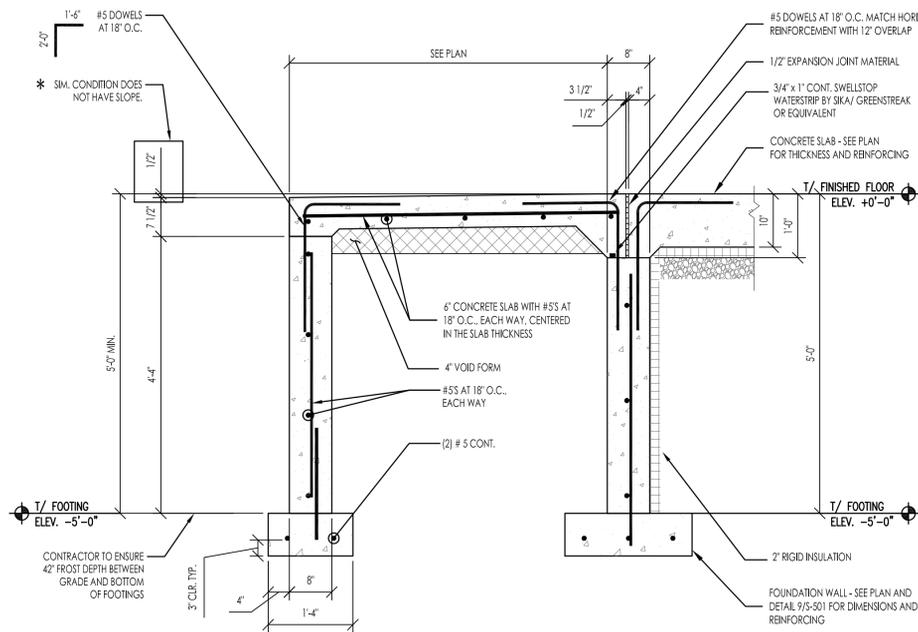
6 TYPICAL CONCRETE WALL CORNER DETAIL
Scale: 3/4" = 1'-0"



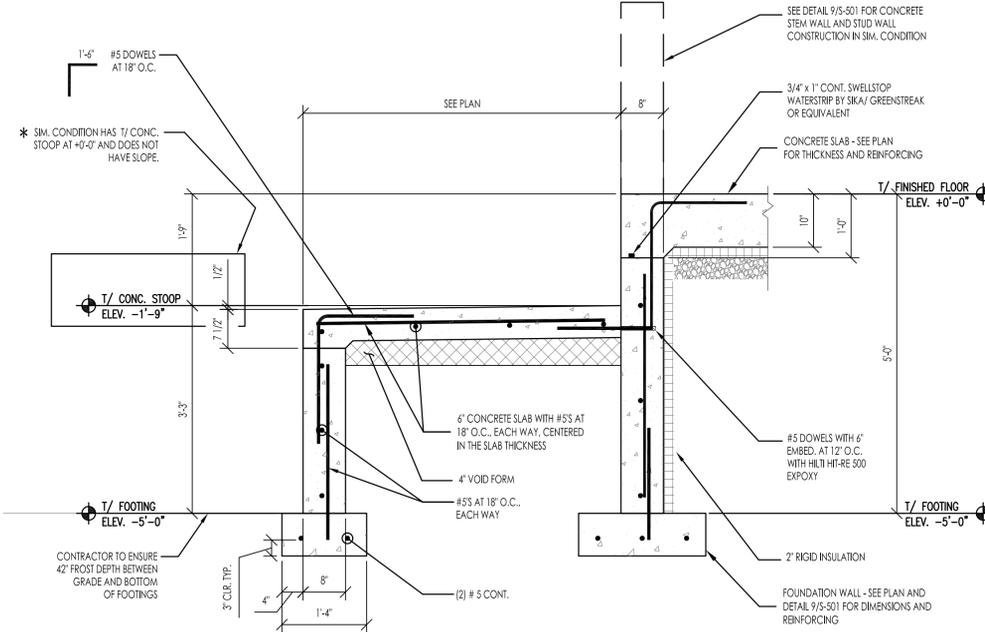
4 TYPICAL SLAB ON GRADE SAWCUT
REFERENCE Scale: N.T.S



9 FOUNDATION WALL SECTION
Scale: 1 1/2" = 1'-0"



7 SECTION THROUGH STOOP
Scale: 3/4" = 1'-0"



8 SECTION THROUGH STOOP
Scale: 3/4" = 1'-0"



REVISIONS	
#	DESCRIPTION

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P:\2018\16-133 White Elephant - Design Dynamics\Drawings\16-133 White Elephant Foundation Drawings.dwg